

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CARSON
 Local Government Number: 78G730

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CARSON 1998 URBAN RENEWAL	78020	2
CARSON LEWIS/LARIVIE URBAN RENEWAL	78035	2
CARSON TIBBLES URBAN RENEWAL	78039	2

TIF Debt Outstanding: 220,142

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	658,472	504,795	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	85,768
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	85,768

Rebate Expenditures:	0
Non-Rebate Expenditures:	84,766
Returned to County Treasurer:	0
Total Expenditures:	84,766

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	659,474	505,412	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -524,098

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL
 UR Area Number: 78020
 UR Area Creation Date: 09/1999
 UR Area Purpose: BLIGHT ELIMINATION: SEE URBAN RENEWAL PLAN.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	78216	78217	0
CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	78273	78274	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	682,632	504,795	Amount of 07-01-2015 Cash Balance Restricted for LMI
TIF Revenue:	6,777		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	6,777		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	47,591		
Returned to County Treasurer:	0		
Total Expenditures:	47,591		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	641,818	505,412	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For CARSON 1998 URBAN RENEWAL

Carson Community Center

Description:	Construction of City owned Community/Fitness Center (blight)
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Delapidated Housing Demolition Program

Description:	Eliminate delapidated LMI housing units.
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Low & Moderate Income Housing Improvements

Description:	Provide assistance for improvements to LMI owned housing units
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Roadway Improvements

Description:	Hwy 92 Intersection Paving Improvements Econ Devel
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARSON 1998 URBAN RENEWAL

Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	15,400
Interest:	1,162
Total:	16,562
Annual Appropriation?:	No
Date Incurred:	11/28/2007
FY of Last Payment:	2016

Roadway Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	119,600
Interest:	31,128
Total:	150,728
Annual Appropriation?:	No
Date Incurred:	04/25/2013
FY of Last Payment:	2023

Non-Rebates For CARSON 1998 URBAN RENEWAL

TIF Expenditure Amount:	16,962
Tied To Debt:	Community Center
Tied To Project:	Carson Community Center

TIF Expenditure Amount:	17,391
Tied To Debt:	Roadway Improvements
Tied To Project:	Roadway Improvements

TIF Expenditure Amount:	13,238
Tied To Debt:	Roadway Improvements
Tied To Project:	Low & Moderate Income Housing Improvements

Income Housing For CARSON 1998 URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 78217

TIF Taxing District Base Year:	1998	UR Designation	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1999
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,149,043	0	0	0	0

FY 2016 TIF Revenue Received: 6,777

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 78274

TIF Taxing District Base Year:	1998	UR Designation	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1999
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	61,100	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON LEWIS/LARIVIE URBAN RENEWAL
 UR Area Number: 78035
 UR Area Creation Date: 06/2004

See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	78277	78278	17,477
CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	78287	78288	884,525

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,097	1,597,029	0	0	0	-5,556	1,630,570	0	1,630,570
Taxable	17,477	890,081	0	0	0	-5,556	902,002	0	902,002
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: -1,323 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	24,200
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	24,200

Rebate Expenditures:	0
Non-Rebate Expenditures:	16,335
Returned to County Treasurer:	0
Total Expenditures:	16,335

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 6,542 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CARSON LEWIS/LARIVIE URBAN RENEWAL

L/L Phase I: Pave & Storm Sewer In Subdivision

Description:	install street pavement and storm sewer in 400 block of Lariviere & on French Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARSON LEWIS/LARIVIE URBAN RENEWAL

Phase I: Paving & Storm Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	30,000
Interest:	2,012
Total:	32,012
Annual Appropriation?:	No
Date Incurred:	11/13/2006
FY of Last Payment:	2017

Non-Rebates For CARSON LEWIS/LARIVIE URBAN RENEWAL

TIF Expenditure Amount:	16,335
Tied To Debt:	Phase I: Paving & Storm Sewer
Tied To Project:	L/L Phase I: Pave & Storm Sewer In Subdivision

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
 TIF Taxing District Name: CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
 TIF Taxing District Inc. Number: 78278
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,097	0	0	0	0	0	39,097	0	39,097
Taxable	17,477	0	0	0	0	0	17,477	0	17,477
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	10,081	17,477	17,477	0	0

FY 2016 TIF Revenue Received: 24,200

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
 TIF Taxing District Name: CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
 TIF Taxing District Inc. Number: 78288
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,597,029	0	0	0	-5,556	1,591,473	0	1,591,473
Taxable	0	890,081	0	0	0	-5,556	884,525	0	884,525
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,343	884,525	884,525	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON TIBBLES URBAN RENEWAL
 UR Area Number: 78039
 UR Area Creation Date: 03/2005

See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	78289	78290	0
CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	78313	78314	1,977,091

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,602,079	585,400	0	0	0	3,187,479	0	3,187,479
Taxable	0	1,450,231	526,860	0	0	0	1,977,091	0	1,977,091
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: -22,837 **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	54,791
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	54,791

Rebate Expenditures:	0
Non-Rebate Expenditures:	20,840
Returned to County Treasurer:	0
Total Expenditures:	20,840

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 11,114 **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CARSON TIBBLES URBAN RENEWAL

Tibbles Subdivision Sewer Ph. 2

Description:	Installation of sewer (phase 2) through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

WT/SW Extension Tibbles Subdivision

Description:	Water & Sewer Installation through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARSON TIBBLES URBAN RENEWAL

WT/SW Extension to Tibbles Subdivision

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	840
Total:	20,840
Annual Appropriation?:	No
Date Incurred:	08/21/2005
FY of Last Payment:	2016

Non-Rebates For CARSON TIBBLES URBAN RENEWAL

TIF Expenditure Amount:	20,840
Tied To Debt:	WT/SW Extension to Tibbles Subdivision
Tied To Project:	WT/SW Extension Tibbles Subdivision

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON TIBBLES URBAN RENEWAL (78039)
 TIF Taxing District Name: CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
 TIF Taxing District Inc. Number: 78290
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,085	0	0	0	0

FY 2016 TIF Revenue Received: 54,791

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON TIBBLES URBAN RENEWAL (78039)
 TIF Taxing District Name: CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
 TIF Taxing District Inc. Number: 78314
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,602,079	585,400	0	0	0	3,187,479	0	3,187,479
Taxable	0	1,450,231	526,860	0	0	0	1,977,091	0	1,977,091
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,085	1,977,091	1,977,091	0	0

FY 2016 TIF Revenue Received: 0